

REAL ESTATE MARKET NEWS AND COMMENT

Good Variety of Trading Reported, but Volume Continues to Be Small.

MANY NEW BUILDINGS

HAMMERSTEIN FILES PLOT OF OPEN HOUSE DESIGN—PLANS FOR GOLET PLOT THEATRE.

There was good variety in the real estate actions reported yesterday, even though the volume was small by comparison with that of other years. In Manhattan and the Bronx modernized grade parcels found buyers who will either improve them or hold them for investment. There were no signs of special moment, nor were any signs of development indicated in the trading reported.

Reports from the Bureau of Buildings point the filing there of a part of a plan for a new house to cost \$450,000 to be erected on the block front on Lexington Avenue, from Fifty-fifth to Fifty-first streets which it was reported a few days ago, Oscar Hammerstein purchased as a site for such an improvement. Verifying the statement printed several days ago in this issue that Robert Golet had secured a corner Broadway and Nineteenth street to a syndicate which would erect a theatre, the plans for such a structure were filed yesterday and Arthur G. Humphries appears as the leading spirit in the enterprise.

Further indication of the increasing importance of the bus. growth about Madison Square is found in the business yesterday of quarters in the Croisie Building, at Fifth avenue and Twenty-sixth street, by the State Bank for a branch to be established there.

CLIFF STREET IMPROVEMENT.

Warren S. Hinman has filed plans for the construction of a six story warehouse at 69 Cliff street for the Sixty Cliff Street Company. It will have a frontage of 19 feet and a depth of 90 feet. It will be fireproof and according to the estimate of the architect will cost \$2,000.

\$300,000 UPTOWN APARTMENT.

Plans have been filed by Schwartz & Gross for the construction of a six story tenement house on the northeast corner of St. Nicholas Avenue and 164th street between 161st and 162nd streets. It will have a frontage of 134 feet on the avenue and a depth of 12 feet on the street. The Albion Construction Company is the owner. The cost has been estimated at \$300,000.

DYCKMAN TENEMENT PLANS.

On the east side of 267th street, 25 feet south of Cooper street, is to be erected two five story tenement houses, 62 feet wide and 100 feet deep, for the Dyckman family. The Maze Realty Company is the owner. Nasat & Springfield are the architects and have estimated the cost at \$100,000.

SCENERY WAREHOUSE LEASED.

George M. Cohan and Samuel H. Harris have taken a lease of 435 and 437 West Nineteenth street, a three story building, the Maze Realty Company is the owner. The building will be altered and its height will be increased by several stories. Paul C. Fisher has been commissioned to prepare the structure for the making and storing of scenery. James N. Wells & Sons negotiated the lease.

CITY DWELLINGS RENTED.

Douglas L. Elliman & Co. have leased for a term of years for the estate of Henry dormitzer 27 East Seventy-fourth street, a four story high stoop dwelling, to C. Richard Richardson.

Leon S. Altmyer has leased for a term of years for his alliance residing in the four story and basement residence at 102 West Eighty-seventh street to Dr. Carl Goldman.

Van Vliet & Place have rented the dwelling at 18 Charles street for a term of years to Anna Williams.

BUSINESS RENTALS.

Loring, Bacon & Henry have leased the tenth floor in the Architects Building, at 100 Park Avenue, for the firm of George B. & Sons, also a large suite of offices in the same building to H. H. Huffst, developer. At present, however, the Huffst company, now at 101 Park avenue, also leased the entire westerly half of the twenty-second floor in the World's Tower Building, in the Anderson Galleries, at Eleventh street and Madison avenue, to the McVicker Galliard Realty Company offices in the Anderson Galleries, at Eleventh street and Madison avenue, between 100th and 101st streets.

THIRD AVENUE.—James Kyle & Sons have sold for the Cooper estate 527 to 531 Third avenue, three four story buildings with stores, on plot 558 X 92, adjoining the northeast corner of Thirty-fifth street.

WEST 43rd STREET.—Davis & Robinson have sold for Richard and Stanley Mortimer 17 West Forty-ninth street, a four story and basement dwelling, on lot 15X100.5, Columbia College headstone. The buyer will occupy the house.

THIRD AVENUE.—James Kyle & Sons have leased to the L. C. Castle Company 12,000 square feet in 607 West Thirty-eighth street and at West Thirty-ninth street for a year.

Van Vliet & Place have leased part of the store and the six upper floors in the building at 61 Hudson street to Charles S. White.

M. L. Hass has leased the fourth floor, in 602 East Eleventh street to Samuel J. Koenig, 112th and 123rd Streets, Twenty-fourth street to Carlos F. Fornes & Co., and the five story building in 616 West Eighteenth street to the Star Hotel.

George B. Read & Co. have leased the six story building at Beach street to Garbett & Bro., Inc., 49 Park place.

THE AVENUE.—John J. Tully has sold at 82 Sixth avenue, a three story building, on lot 22 X 80, adjoining the northeast corner of Eighth street, to the Brown-Weiss Company, and a water street to the American Steel Goods Company.

WEST 37th STREET.—The four story and basement dwelling at 51 West Thirty-seventh street, on lot 21 X 80, is reported to have been sold. This is the property stands in the name of Sam J. Levy, who acquired it in 1905.

WEST 111th STREET.—The Thill Real Estate Company (Williams & Grodinsky), has resold, through Samuel H. Hul, the plot 100 X 75, on the south side of 111th street, located 345 feet west of Fifth Avenue. The buyer, Jacob Fish, will improve the site with an apartment house. The sellers acquired the property last week from the Van Hoosen Estates.

WEST 130th STREET.—N. Brigham Hall and W. D. Bloodgood have sold for Dr. Nathan G. Bozman 611-613 West 130th street, a five story apartment on plot 54X91. The seller purchased the property last month from Mary A. Oliverier.

MONTCLAIR HOTEL LEASED.

Poss & Ellman have leased for a term of years the Montclair Hotel at Montclair, N. J., together with the buildings, park and grounds, to the New York and Spring, Me., and the Caledonia Springs, Canada. The hotel is situated on the crest of the Watchung Mountain and is one of the show places of New Jersey.

COUNTRY RENTALS.

Fish & Martin have rented for Mrs. E. Rooney her country home, known as "Casa Blanca," located in the Heathcote section at Scarsdale, N. Y., to B. H. Nunn of this city.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN AND THE BRONX.

(AT 14 VESEY STREET.)
By Henry Brady.

WATER ST. #3. s. & s. Market 11x10.5, 5 story int. 40' x 100', Kerosene oil, common, 1000 cu. ft. water tank, \$10,000. Taxe, \$100. Due, \$100. adjourned to April 4.

By Herbert A. Sherman.
100TH ST. 107.5 W. x 110.5 x 100' x 100'. 6 story int. 40' x 100', 1000 cu. ft. water tank, \$10,000. Taxe, \$100. Due, \$100. adjourned to April 4.

By Joseph P. Day.
100TH ST. 107.5 W. x 110.5 x 100' x 100'. 6 story int. 40' x 100', 1000 cu. ft. water tank, \$10,000. Taxe, \$100. Due, \$100. adjourned to April 4.

CAT 2005 THIRD AVENUE.
By James L. Wells Co.

SIMON'S STRIKE.—The J. Romaine Brown Company has resold for Harris and Maurice Mandelbaum the six story apartment house, known as Simbar Court, at 506 to 511 Simpson street, on plot 175X100. The property was acquired last week by the sellers in an exchange with the Simbar Beauty Corporation for a block front on the west side of First Washington Avenue, between 161st and 162nd streets.

ODGENS AVENUE.—Smith & Phelps have sold the plot, 50X100, on the east side of Ogden Avenue, 450 feet north of 160th street.

BROOKLYN TRANSACTIONS.

COLLINS Picture Story Magazine Company has bought the three story and base building at 140 Bedford street. The company will remodel for business and publishing company will occupy part.

McGraw-Hill & Horton Company has sold the Templeton, the brick flat at 119 West 13th street, between Myrtle and Park avenues, for investment.

STATEN ISLAND LOTS SOLD.

John Brown has sold through Cornelius J. Keane two lots on Brighton Avenue near the Kalie street, Concord.

THEATRE ON GOLET PLOT.

Plans have been filed for a three story building of stores and flats on the south side of Broadway and Nineteenth street, of which Arthur G. Humphries is the trustee. The theatre will have a broad base and will be surrounded with a series of outer courts. Of these, will be fireproof while the flats will be non-fireproof and will be secured against a fireproof wall. The architect is Harry H. Hunt and the cost is estimated at \$100,000. The legal action of Robert Golet was reported in this issue several weeks ago.

SHANE WAREHOUSE PLAN.

John Shanes Sons, architects, have filed plans for a warehouse on the north side of Twenty-third street, just east of Eleventh Avenue, for W. A. Shane, at a cost of \$120,000. It will have a frontage of 668 feet and a depth of 98 feet and will be fireproof.

ANDERSON, JOSEPHINE M. W. ext. to Ade laide Benedict. \$6,000.

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